

**MINUTES  
PUBLIC BUILDING COMMISSION  
TUESDAY, OCTOBER 13, 2015, 1:30 P.M.  
BILL LUXFORD STUDIO - ROOM 113  
COUNTY CITY BUILDING**

**PRESENT:** Jane Raybould, Roma Amundson, Larry Hudkins, Linda Wilson and Jon Camp

**OTHERS PRESENT:** Don Killeen, Jeff Kirkpatrick, Bob Walla, John Kay, Jon Wyles, Greg Newport, Jim Kohmetscher, Cpt. Jerry Witte, Paul Barnes, David Cary, Frank Uhlarik, Scott Etherton

The meeting of the Public Building Commission was called to order by Chairperson Jane Raybould.

The meeting minutes were presented and Roma Amundson moved to approve. Larry Hudkins seconded the motion. The vote carried to approve September 8, 2015 meeting minutes.

David Cary & Paul Barnes joined the meeting to give a presentation of their South Haymarket Neighborhood plan. They did a brief explanation of all the changes since 2009 and handed out a brochure that detailed out the sub areas. N STREET Corridor-High density residential, One-way N Street, Public Plaza & Public Parking garage. ARENA DRIVE Corridor-Expansion of Arena Drive & L Street, Green space/floodplain storage, Trail extension of the Jamaican Trail along with more high density residential area. TECH & OFFICE HUB-Support existing & new businesses, residential units throughout & organized on & off street parking. 9<sup>th</sup> & 10<sup>th</sup> STREET CORRIDOR-Mixed use development, transition to downtown proper, enhanced streetscapes & consolidated government campus. During this slideshow they showed redevelopment of K-Street building and the 8<sup>th</sup> & 9<sup>th</sup> between H & J streets buildings. There was much concern from the commission that all the investment & remodeling that is currently being done in that area has been completely disregarded by this plan. It was expressed that the planning commission has ignored previous requests to take these buildings off their long range planning as the current remodeling and investment the PBC is putting into this area is considered long range & that the PBC has been planning and expanding the area for the last 17-20 years to meet the needs of a consolidated government campus. Jon Camp made a motion to recommend that the Planning Commission remove the 2 ½ blocks from this area from their comprehensive plan. Larry Hudkins seconded the motion and the vote carried. Planning Commission then finished their presentation with the J STREET BOULEVARD-Row house development, enhanced streetscape & westward business expansion and then to the SOUTH SALT CREEK VILLAGE-preserve historic structures and historically sensitive development. The PBC asked the Planning Commission to report back at the November meeting that the request of removing the outlined blocks from their plan had been completed.

John Kay, Sinclair Hille Architects, gave an update of 605 building saying the 1A demo is pretty much complete. They are implementing fixed for the hydraulic doors to the sally port and by the end of the week it should be completed. The Structural Engineer they consulted with saying the additional support with be sufficient and they are looking at slowing down the speed of the doors by a few seconds to help with jarring. 1B demo, the West side is done and working their way to the East side. December 22, 2015 is still the target completion date.

John Kay also gave an update on 825 J Street stating the interior demo was done. The south wall replacement is underway. The parking lot gravel was removed along with the outbuilding.

NGC Change order #1 for the 605 building remodel was submitted by John Kay & Jon Wiles. It is a request for \$60,305.00 because of the demobilization and remobilization of staff and rented equipment when there was a delay with a Cheever's and NGC conflict. NGC was requested to produce invoices & timesheets to verify amounts. It was stated that they were delayed because of Cheever's delay but that request of delay was approved by the PBC previously. There was discussion about approval of the labor costs but questioning the rental equipment. The PBC requested more detail from NGC including the Rental Contract on the demo machine. Bob Walla asked for confirmation. Roma Amundson made a motion to deny Change order #1 for NGC with requests to bring it back in November with the additional information. Linda Wilson seconded the motion and the vote carried. John Wiles will ask NGC for the additional information.

NGC's pay application for \$118,949.40 was discussed and motioned to pay the application withholding the \$60,305.00 from previous change order request. Larry Hudkins motioned to pay \$58,644.40 to NGC. Jon Camp seconded the motion and the vote carried.

825 J Street Change orders & Construction Change Directives were presented:

#1-change in walls as recommended by Building & Safety providing 2 hr. rated walls at separation between occupancy for \$28,567.79. There was discussion on meeting with Building & Safety to challenge this request as they approved the initial plans. Jane Raybould, Don Killen, Sinclair Hille & BVH will set up a meeting with Building & Safety to discuss. Roma Amundson moved to approve Change order #1 pending the meeting with Building and Safety. Jon Camp seconded and the vote carried. (This meeting took place 10/19/2015 and the request stands so change order #1 is in place)

#2-ceiling modifications to add bulk-heads and gypsum ceilings \$947.04

#3-changing the retaining wall to a segmental retaining wall \$2355.70

#4-add sheet metal and decrease stud spacing in the client rooms \$6036.19

#5-add additional metal studs and have stud spacing at 8" on center in lieu of previous 16" on center \$4790.16

#6-modify window sill conditions in client rooms -\$517.88

#7-install fire rated insulation at exhaust piping PVC material shown in the ceiling plenum \$5437.86

#10-credit for the roofing adhesive substitution request -\$3395.43

#11-add additional bracing to the south existing beam due to moment forces \$2968.14

CCD #1-Provide and install a liquid, cold applied elastomeric foundation waterproofing membrane system along the exterior face of the North & East foundation walls of the original building, not to exceed \$70,000 unless unforeseen conditions are uncovered and prior approval obtained. It was asked by the PBC to provide more details on the "cold" applied rather than hot.

CCD #2-remove unsuitable pavement subgrade soils from an area measuring approx. 20'x60'-not to exceed \$10500.00 unless unforeseen conditions are uncovered and prior approval obtained.

All change orders and CCD's were motioned for approval Roma Amundson with the caveat architects find more information on CCD #1 request. Larry Hudkins seconded and the vote carried.

Hausmann submitted pay application #1 for \$300,716.10. Linda Wilson moved to approve and Larry Hudkins seconded. The pay application was approved.

Cheever's change request includes:

#34-Additional conduit, wire, terminations etc. for the hydraulic doors in the Sally Port for controls and sensors not shown on the architectural or electrical drawings \$6260.00

#35-Change breaker, wire and disconnect to the circulating pump. It called for 110v and needed to be 280v \$311.00

#36-add smoke detectors to the elevator shaft per elevator inspection \$913.00

#37-additional work to install contactors on the duct detectors for the 2 AHU's. They did not have any controls to shut them down in the event of a fire as the fire marshal required \$1472.00

#38-add a fire alarm annunciator to the North vestibule per the fire marshal requirement. \$3337.00

#39-deletion of the precast bench -\$635.00

Approval of all change requests from Cheever's was motioned by Roma Amundson. Linda Wilson seconded and the vote carried. There was then some discussion about upcoming change orders including preliminary pre-cast work needing done over existing Sally Port. Also discussion that any demo with NGC from phase 3 than can be done now will get moved to phase 1.

The Application for Payments for Cheever #10 for \$94,062.60 #11 for \$138,943.00 was presented with approval from John Kay for payment. Linda Wilson moved to approve and Larry Hudkins seconded the motion. The motion passed.

Greg Newport, Clark Enerson submitted three Change of Scope requests for the 605 building & Health Department building. The first one for Ground Floor Infill of Exterior Walls for \$30, 616.75 on the 605 building. The roofing replacement for \$20,513.10-with this the energy analysis adds 2% with the additional insulation. The last one is for the Health Department for the GA space remodel for \$13,662.90. This will be the last piece to get everyone moved

out of Trabert Hall. Jon Camp moved to approve the 3 change of scope requests, Larry Hudkins seconded. The vote carried to approve.

Cpt. Jerry Witte spoke about the Hirsch System, the current use and the reliability of the system along with the ability to expand. He is asking to expand the system to the skywalks & hallways of the 605 building remodel to provide security for the staff and prisoners. They need to be able to control the doors thru the Hirsch system so it allows for better security and ease of use. They need to add a controller so they are able to bring more doors onto the system. They will need to purchase scramble pads and surface mount boxes for the doors. The cost to bring all this into the system is \$13,896.67. Larry Hudkins moved to approve the equipment and Roma Amundson seconded the motion. The vote carried.

Bob Walla from Purchasing approached the PBC about Natural Gas Hedging to lock in pricing by percentage of use from November-March/April. Natural gas pricing is at a 16 year low but still is a smart decision to purchase the gas at a lower rate up to a percentage of usage. Larry Hudkins motioned to purchase Natural Gas up to 75% of projected usage with Don's approval. Roma Amundson seconded the motion and the vote carried.

Larry Hudkins moved to approve General Vouchers for September 2015, Linda Wilson seconded the motion. The vote carried.

Bob Walla also talked to the PBC about the Security Camera bids for updating the security cameras and have it all on a single platform. They have seen demos with UNL & LPS and would like to pursue a single platform security camera such as Avigilon & then they would be able to share with other authorities. They would start with the 575 building and then add the other buildings. They can piggyback off contracts with Americom (LPS & SCC) or Inteconnex (UNL). With both vendors they can add pieces as they need. They are asking the PBC for approve to use one of the proposals with a note to exceed of \$57,000.00 Roma Amundson motioned to approve the request and Larry Hudkins seconded. The vote carried.

Frank Uhlarik, Compliance with Mayor's office spoke to the board about an RFQ for energy efficiencies to move forward with capital improvements and upgrade energy efficiencies. This RFQ would bring on an ESCO firm to evaluate and make recommendations. They are asking the PBC to participate to the RFQ. Jon Camp asked for more information before we make a commitment and so they were asked to come back at the November PBC meeting with further information.

Jon Camp had to excuse himself for another meeting.

Jane Raybould asked that the PBC move the approval of the High School Mock Trial competition, the quilt display from the Seniors Foundation with approval from Jeff Kirkpatrick, and the use of facilities for the United Way fundraiser Oct 21<sup>st</sup>. Larry Hudkins motioned for approval with a second from Linda Wilson. The vote carried.

There were 10 contract approvals: K Street Complex Masonry Restoration bid #5175-Masonry Construction; Piggyback contract on State of NE for Recycling Services #67629 04-Recycling Enterprises; Renewal of Facilities Maintenance, Repair and Operating Supplies #91214-W.W. Grainger, Inc.; Amendment of Annual Supply for Office Seating #12-249-Staples; Amendment of Annual Supply for Office Seating #12-249-Pay-Less Office Products; Amendment of Annual Supply for Office Seating #12-249-Office Interiors & Design, Inc.; Amendment of Annual Supply for Office Seating #12-249-AOI Lincoln; Amendment of Annual Supply for Power and Hand Tools #13-213-Total Tool Supply, Inc.; Amendment of Annual Supply for Power and Hand Tools #13-213-TooFast Supply Co; Piggyback contract of State of NE for Small Package Delivery Services #52733 04-United Parcel Service, Inc.. Bob Walla recommended approval for all contracts. Larry Hudkins moved to approve all listed contracts and Linda Wilson seconded. The vote carried.

The discussion of change of leadership procedures will be postponed to November meeting due to time constraints.

The next meeting of the Commission is set for November 11, 2015

No report from Administrative staff.

With no further business, Roma Amundson moved to adjourn the meeting which was seconded by Linda Wilson. The vote carried unanimously and the meeting was adjourned at 3:50 p.m.